

DESIGN NARRATIVE

Structural and Architectural

FOUNDATION AND FLOOR SLAB

- Foundation: reinforced poured-in-place 3000 PSI concrete.
- Finish floor elevation at loading dock side to be 4' above finish grade.
- Stepped footings and/or retaining walls to be used to transition to typical floor-grade relationship at the other three sides of the building.
- Floor slab: nominal 5-1/2" thick, wwm reinforced concrete; saw cut control joints 10' OC, elastomeric joint filler and sealed finish.
- Stairs, ramps, metal guards, and metal handrails as indicated.

FLAT WORK

- Apron: 72' wide x 60' x 5-1/2" thick, wwm reinforced concrete.
- Apron with saw cut control joints
- Walkways: 4" thick concrete.
- Sidewalks to connect stair and ramp to apron.
- HVAC Pads: Nominal 4' x 6' x 4" thick concrete, reinforced with wwm, for each ground-mounted unit described in the Mechanical Design Narrative.
- Placement of base and asphalt driveway and turn around.

SUPERSTRUCTURE, SIDING AND ROOFING

- Superstructure: 168' x 60' x 12' engineered metal building; 24' bays; 2:12 roof pitch.
- Siding: 26-gauge R panels.
- Roofing: 26-gauge PBR panels.

EXTERIOR DOORS

- Man doors: 3-0 x 7-0 insulated 20-gauge steel door, 16-gauge steel frame, lever operable hardware, butt hinges with non-removable pins, closer, weatherstripping and ADA compliant threshold.
- Overhead doors: 10 x 10 insulated roll-up metal door, steel bottom bar, locks, electric opener, weatherstripping seals.

EXTERIOR WINDOWS

- Windows: 4-0 x 4-0 fixed with clear insulating low-e glass in thermal-break aluminum frame.

INSULATION

- Roof: R-38
- Walls: R-20

INTERIOR PARTITIONS

Break, Plans, Janitor Supplies, HVAC Office

- Framing: structural steel studs 16" OC; slab to underside of roof structure.
- Finish: 5/8" painted drywall.

Shops, Supplies, Storage, Ship/Receive, Small Tools

- Framing: structural steel studs 16" OC; slab to underside of roof structure.
- Finish: 1/2" painted OSB to 8' AFF, painted drywall above.
- Mesh partition (dotted lines): 2" x 2" 6-gauge woven mesh; slab to underside of roof structure.
- Finish: N/A.

Toilet Rooms, Janitor Closet

- Framing: structural steel studs 16" OC; slab to underside of roof structure.
- Finish: Fiberglass reinforced plastic panels to 4' AFF, 5/8" painted drywall above.

INTERIOR DOORS

- Wood Shop: 4-0 x 7-0 hollow metal door, HM frame, lever-style locking hardware, butt hinges.
- All other drywall partitions: 3-0 x 7-0 hollow metal door, HM frame, lever-style locking hardware, butt hinges.
- Mesh partitions: 3-0 x 7-0 gate(s) to match partition, locking hardware.

CEILINGS

- Break, Plans, TR/Janitor hallway, HVAC Office:
2x4 lay-in acoustic tile in 15/16" grid, 9' AFF.
- Toilet Rooms, Janitor Closet, Janitor Supplies, Small Tool:
5/8 " painted drywall
- All other spaces:
Exposed structure

FLOOR FINISHES

- Break, Plans, HVAC Office, Toilet Rooms, Janitor Closet, TR/Janitor Hallway, Janitor Supply closet:
vinyl composition tile, vinyl base
- All other spaces:
Sealed concrete

CABINETRY

- Breakroom:
9 LF plastic laminate clad base cabinets/countertop/backsplash and 30” high wall cabinets.
- Toilet Rooms:
3.5 LF cantilevered plastic laminate clad countertop/backsplash.

SPECIALTIES

- Toilet Rooms:
Grab bars, toilet paper dispensers, paper towel dispenser/ disposals, mirrors, insulation on exposed piping, signage outside toilet room doors.

FIRE SPRINKLERS

- NFPA Ordinary-hazard (Group 2) automatic fire sprinkler system throughout.
- Sprinkler heads shown for reference. Contractor is responsible for design and installation of system.

FIRE DETECTION AND ALARM SYSTEMS

- Horn/strobe occupant notification devices as required. Contractor is responsible for design and installation of the system.
- Smoke detectors throughout. One per room (16 total).

SECURITY

- Provided by County.

ADA COMPLIANCE

- Required throughout for all elements.